168.0	0006	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	692,000	/	692,000
USE VALUE:	692,000	/	692,000
ASSESSED:	692,000	/	692,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
290		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROMAR EDWARD J
Owner 2:	JOYCE MARY ANN
Owner 3:	
Street 1:	290 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JOYCE MARY A -
Owner 2:	-
Street 1:	290 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,093 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1659 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6093.000	270,000		422,000	692,000
Total Card	0.140	270,000		422,000	692,000
Total Parcel	0.140	270,000		422,000	692,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.07 | /Parcel: 417.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	111480
GIS Ref	
GIS Ref	
Insp Date	06/26/18

!13019!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	270,000	0	6,093.	422,000	692,000	692,000	Year End Roll	12/18/2019
2019	101	FV	215,800	0	6,093.	422,000	637,800	637,800	Year End Roll	1/3/2019
2018	101	FV	216,500	0	6,093.	355,600	572,100	572,100	Year End Roll	12/20/2017
2017	101	FV	208,600	0	6,093.	325,500	534,100	534,100	Year End Roll	1/3/2017
2016	101	FV	208,600	0	6,093.	277,300	485,900	485,900	Year End	1/4/2016
2015	101	FV	195,700	0	6,093.	241,100	436,800	436,800	Year End Roll	12/11/2014
2014	101	FV	195,700	0	6,093.	223,000	418,700	418,700	Year End Roll	12/16/2013
2013	101	FV	193,700	0	6,093.	212,200	405,900	405,900		12/13/2012

PRINT

Date	Time
12/11/20	03:01:59

LAST REV

Date	Time
05/13/19	13:13:29
mmcmakin	

PAT ACCT. 13019

USER DEFINED

Prior Id # 1:	111480
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOYCE MARY A,	72420-349	1	4/4/2019	Convenience	1	No	No		
	18533-486		9/1/1987		190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2016	1073	Addition	120,268	O				see permit
2/27/2013	263	Manual	28,417	C				
4/12/2001	198	Redo Bat	8,000	C				
9/22/1997	569		46,000					DORMER ADDITION
9/14/1992	434	Manual	3,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2018	Inspected	CC	Chris C
5/29/2018	MEAS&NOTICE	BS	Barbara S
7/6/2017	Measured	DGM	D Mann
7/6/2017	Permit Visit	DGM	D Mann
5/23/2013	Info Fm Prmt	EMK	Ellen K
10/14/2008	Meas/Inspect	163	PATRIOT
4/27/2000	Inspected	264	PATRIOT
12/13/1999	Measured	264	PATRIOT
7/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6093		Sq. Ft.	Site		0	70.	0.99	7									421,955						422,000	

Total AC/HA:	0.13988	Total SF/SM:	6093	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	421,955	Spl Credit		Total:	422,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	1 - Wood Shingl	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.28283501
Const Adj.:	0.98990101
Adj $ / SQ:	133.337
Other Features:	79383
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331717
Depreciation:	61699
Depreciated Total:	270018

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

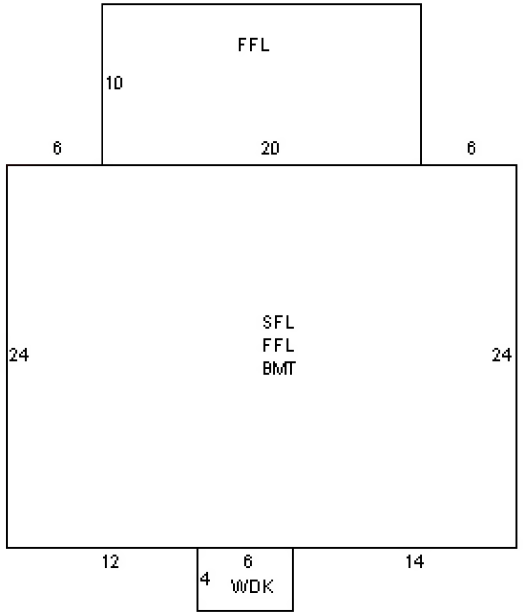
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	133.34
Special Features:	0	Val/Su Net:	110.16
Final Total:	270000	Val/Su SzAd	162.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	968	133.340	129,071
BMT	Basement	768	40.000	30,721
SFL	Second Floor	691	133.340	92,163
WDK	Deck	24	15.840	380

Net Sketched Area:	2,451	Total:	252,335
Size Ad	1659.1999	Gross Are	2528	FinArea	1659
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc